

## \$465,000 - 6804 32 Avenue, Edmonton

MLS® #E4446606

**\$465,000**

5 Bedroom, 2.50 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

First time home buyers or Investment Alert ! " 50 X 129 " lot size , Both Kitchens are newly / fully renovated. This beautiful home is situated on a large lot in a great neighbourhood offering a total approx. living space of 2,377 sq ft with 5 bedrooms and 2.5 bathrooms. In the main floor you'll walk into the living room with a vaulted ceiling, a formal dining room, a kitchen, 3 bedrooms, a full and a half bathroom. FULLY FINISHED basement with a separate entrance, a new kitchen and flooring, 2 bedrooms, full bathroom, huge FAMILY ROOM, a wood FIREPLACE, and laundry room. You'll enjoy a barbecue during summer on the deck with composite flooring and aluminum railings and gardening in the large backyard. FURNACE (2020) and HOT WATER TANK (2020). It comes with an OVERSIZED DETACHED GARAGE with 10' ceiling and 9' doors. Close to all amenities schools, Grey Nuns Hospital, Millwoods Rec Centre and Millwoods Town Centre. Walking distance to LRT station.

Built in 1974

### Essential Information

MLS® # E4446606

Price \$465,000

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6804 32 Avenue
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1P2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	7
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 15th, 2025 at 12:47pm MDT